



Assessment Department

ANNUAL REPORT

To The Fargo
City Board of Equalization

April 13, 2021



ASSESSMENT DEPARTMENT

April 13, 2021

City Board of Equalization:

The 2021 annual report of the Fargo Assessment Department summarizes the valuation of properties in the city. It also includes the effect of exemptions and other incentives which ultimately result in an estimate of the 2021 taxable value for the City of Fargo. The city budget and taxable value are the two components which determine the mill levies, or tax rates, for properties within the three school district boundaries in the city. The final taxable value and levies will be set in the fall after all taxing entities have approved their budgets.

An important element in assessment is uniformity. Assessment personnel apply many tools to achieve uniform values among similar property types. Additionally, taxpayers are allowed input in the process by their right to appeal their valuation. The City Board of Equalization is one of the opportunities for them to appeal. The Board may change the valuation and assessment of any property as is reasonable to render taxation uniform.

Recently, our department has received comments from several people speculating that the current pandemic and recent downturn in the financial markets will have a negative impact on property values in Fargo. We have been watching for signs of this and will continue to monitor it.

Appraisal and assessment is a systematic process of collecting and analyzing data to arrive at well-reasoned estimates of value as of a specific date. North Dakota statute states that values for assessment are to be as of February 1st of the year. Values we have arrived at for the 2021 assessment year were done so by collecting property data and analyzing sales transactions occurring prior to February 1, 2021.

In the event there are external forces that may impact the value of real estate, negatively or positively, in Fargo between now and the next assessment date of February 1, 2022, that will be reflected in the assessment roll that will be presented to you at next year's City Board of Equalization meeting.

Sincerely,

Mike Splonskowski
Fargo Assessor

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Overview of Assessment Function

The function of the Fargo Assessment Department is to maintain a record of property ownership boundaries and to appraise all property in Fargo. This encompasses many varied tasks and responsibilities, but all serve that overall objective.

Property Ownership Maintenance

This is accomplished by analysis of the various instruments by which property rights may be acquired, transferred, or disposed of. This department collects all such instruments that have been legally recorded. The status of property ownership is reflected in the city on a real time basis.

Therefore, each year's tax bill for a property reflects the ownership according to the most recently recorded property transfers. Tax bills normally are sent by the Cass County Treasurer in mid-December.

Property Appraisal

Extensive analysis of the factors affecting the value of all classes of property is conducted by this department. Once the forces that affect property value are quantified, new and existing properties are appraised on an individual basis. This is done by appraising all new properties as they are constructed and periodically reappraising existing properties by type or location.

Market forces that affect the value of real estate over broad subclasses of property are dealt with by the Assessment Department through a process called *value trending*. This involves applying value changes uniformly across various classes of property based upon careful statistical analysis.

Property Taxes

Property taxes are determined by each local political body (city, county, school, etc.) by setting their budget. This process determines how much revenue must come from property taxes. The work of the Assessment Department determines the distribution of each property's share of that tax burden. In order to calculate gross taxes on a property, the following formula is used:

$$\text{Assessor's Value} \times \text{Assm't Ratio} \times \text{Assm't Factor} \times \text{Mill Levy} = \text{Gross Tax}$$

The Assessment Ratio is 50% for all properties. The Assessment Factor is 9% for residential and 10% for all other classes of property. The mill levies in the City of Fargo for 2020 were 292.12 mills in School District #1, 277.19 in School District #6, and 239.27 in School District #2.

Legal Requirements

Sales Ratio

The sales ratio is set on an annual basis by the State Supervisor of Assessments. Assessors statewide are required to meet this standard. For 2021, the ratio is set at 90-100%. Outside of that range, the State Board of Equalization will order changes in values. Therefore, the median ratio of arms-length transactions that occurred in the City of Fargo needs to fall in that range. If the market value is higher than the assessment, then an increase to assessed values is required to be closer to the market. If the market is lower, then a reduction in assessed values is warranted.

Recapped below are the City of Fargo sales ratios before and after our 2021 valuation efforts.

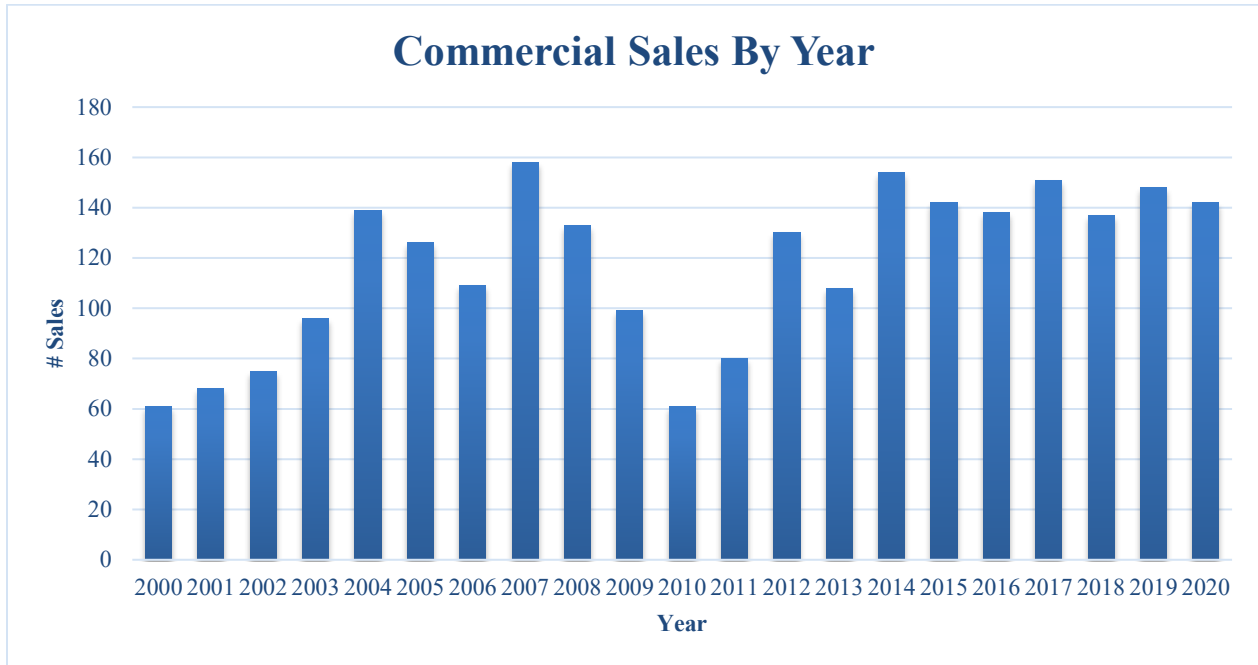
2021 valuations result in adjusted median sale ratios of:

PROPERTY CLASS	MEDIAN RATIO BEFORE	MEDIAN RATIO AFTER
Commercial	87.6%	91.4%
Residential	91.9%	94.3%

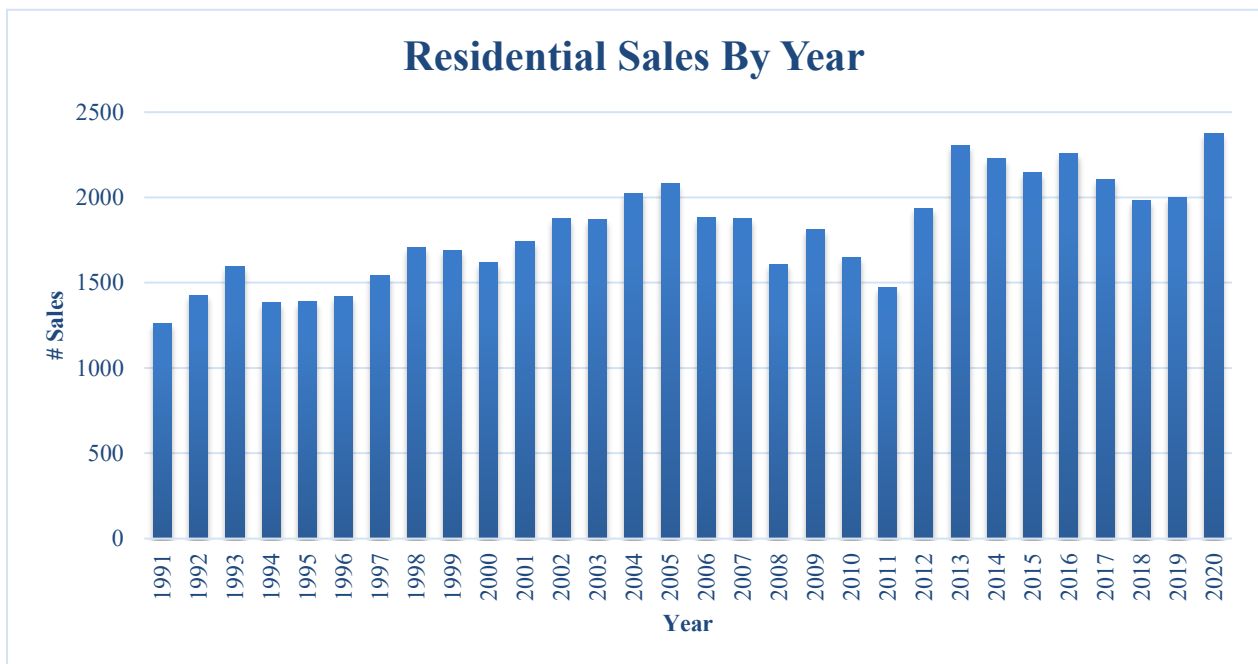
As a result of our local efforts, were able to come to within statutory guidelines on our overall valuation.

Property Sales – Overall

142 Commercial Sales

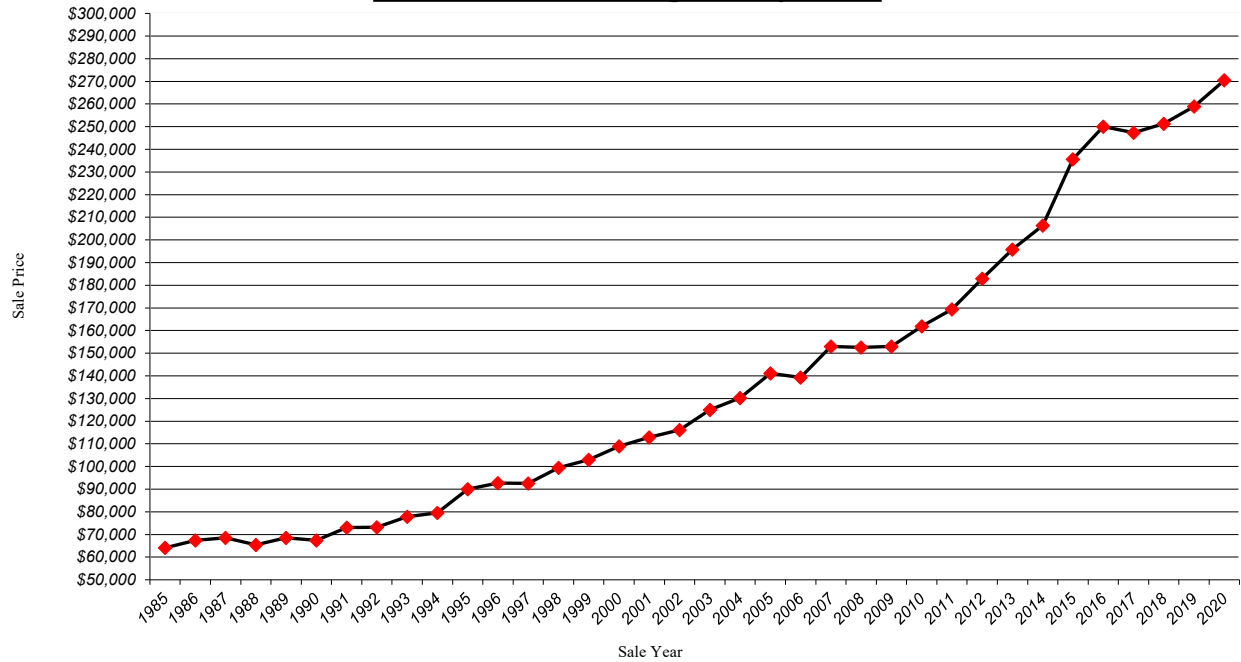


2,375 Residential Sales

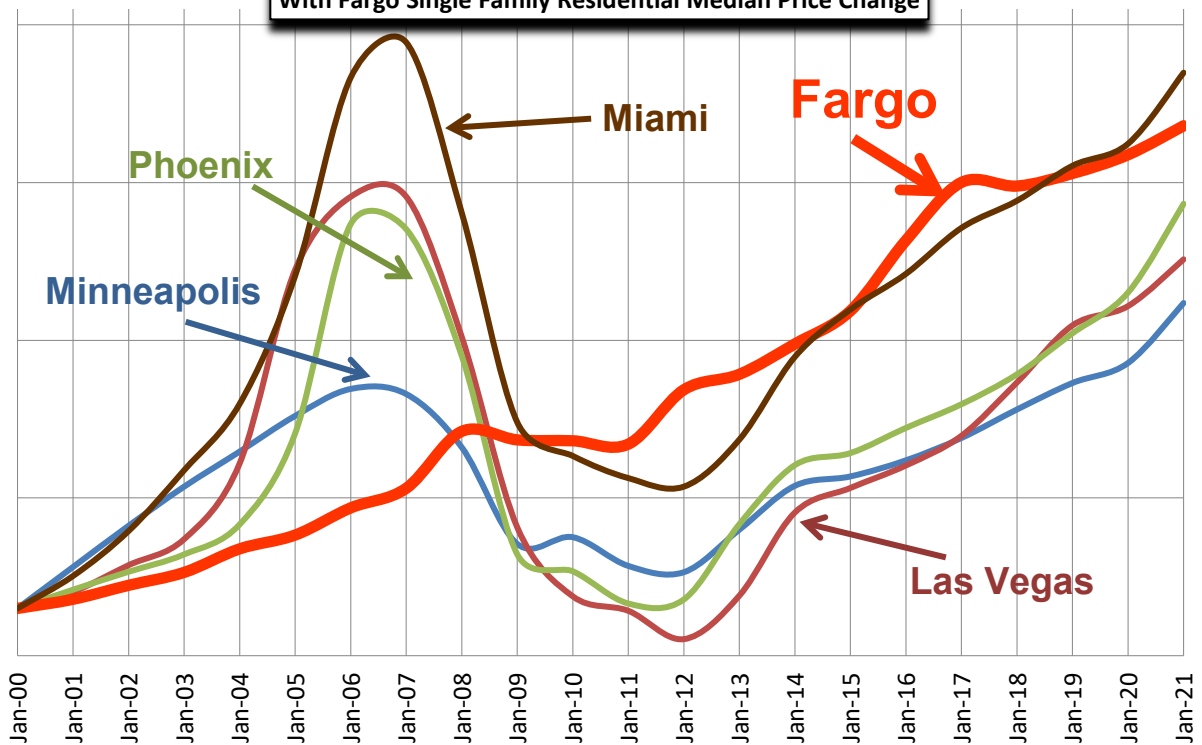


Residential Value Trends

Median Sale Price of Single Family Homes



S & P Case Shiller Home Price Index Comparison With Fargo Single Family Residential Median Price Change



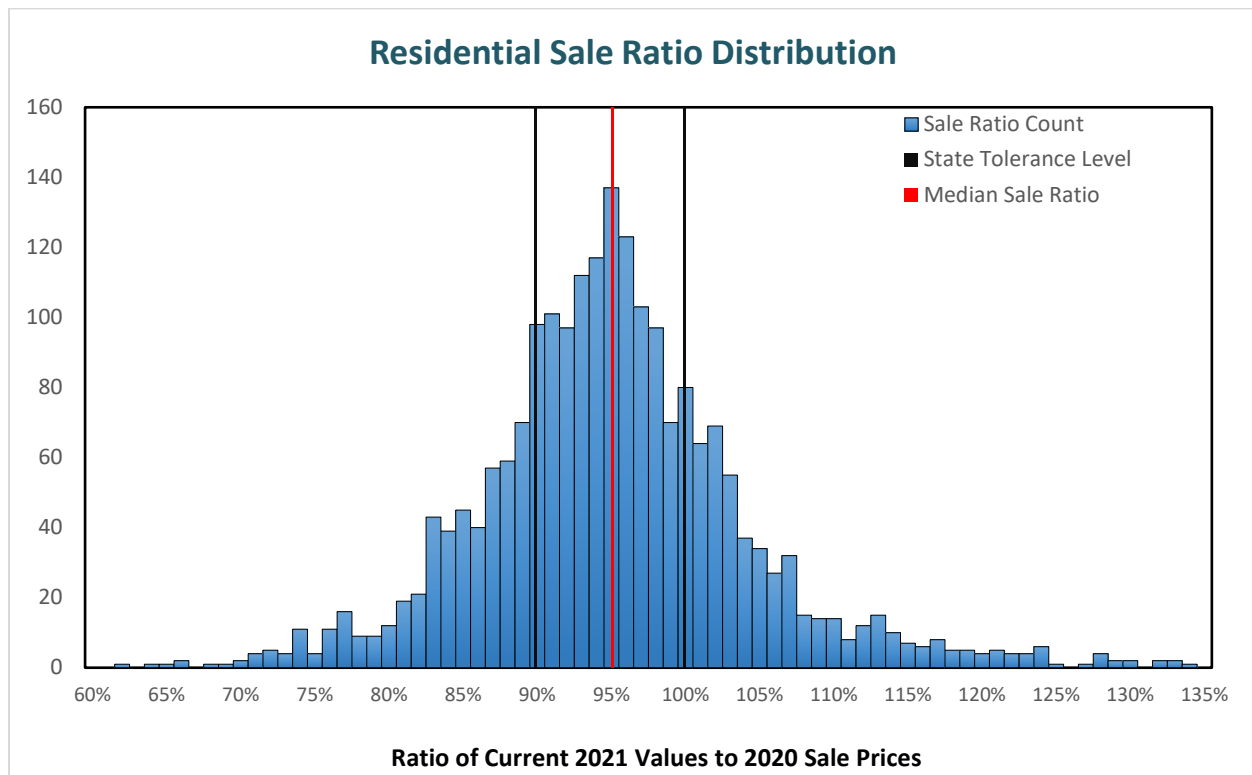
Appraisal Efforts & The Sales Ratio Study

The statutory requirement for jurisdictions to appraise each property, based on market value as the standard, requires periodic updates to property values as market conditions and properties change.

To comply with that requirement, this department continually analyzes sale prices and how our appraised values relate to sales. Values are updated by either complete reappraisal of properties, market trending by property breakdowns, or recalibration and application of appraisal models. Reappraisal activities were limited due to impositions of the virus. Our office maximized this time by performing much needed data cleansing and updating. We are also examining and improving our processes for efficiency.

Appraisal activities this past year included:

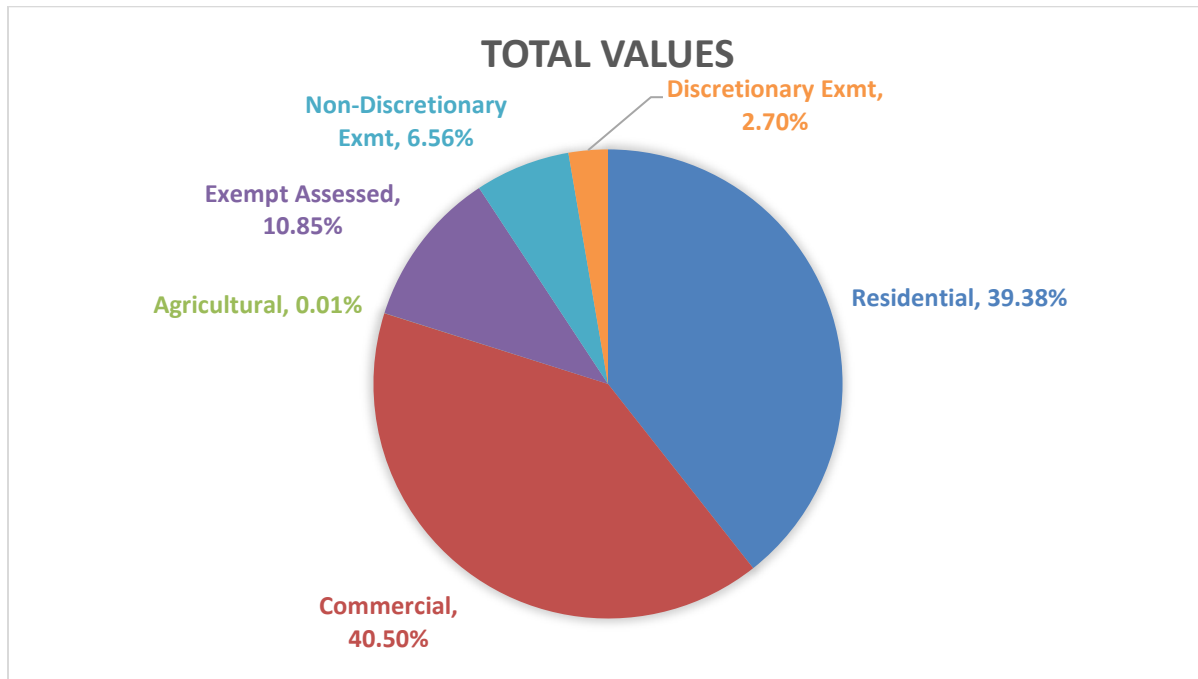
- 2,702 Building Permit Appraisals
- 100 Residential & Commercial Appraisals For Review Or Appeal
- 3,765 Property Transfers
- 873 Parcels Affected by Property Splits, Consolidations, or Plats
- 2,343 Commercial Property Values Trended
- 11,724 Residential Property Values Trended



2021 Total Appraised Value

ESTIMATED TOTAL MARKET VALUE BREAKDOWN

Class	2021 Total Value	% of Total Value
1. Residential	\$ 6,848,370,070	39.38%
2. Commercial	\$ 7,042,994,300	40.50%
3. Agricultural	\$ 2,150,100	0.01%
4. Exempt Assessed (Gov't)	\$ 1,887,100,900	10.85%
5. Non-Discretionary	\$ 1,140,596,000	6.56%
6. Discretionary Exempt	\$ 470,362,400	2.70%
TOTAL	\$ 17,391,573,770	100.00%



It should be noted that the figures represented here reflect merely a snapshot of the status of property in the City of Fargo. Property ownership and valuation is always in a state of change. The Assessment Department responds to these changes on a daily basis. The numbers in this report reflect the way things are as of the date of the report. Next month, next week, or tomorrow, the figures will be different. Several figures here also represent estimates of value changes between now and October when mill levies are established. Agencies using the numbers in this report for budget purposes should consult additional sources for verification.

2020 Building Permit Appraisals

This is a representation of building permit *appraisals* performed in 2020 for the 2021 assessment year. This count will differ from the actual building permits issued in the year. Some permits require multiple appraisals as in the case of multiple tenant properties. Also there is a carry-over from one year to the next on projects unfinished by the assessment date of February 1st.

2020 Building Permit Appraisal Count

Residential New Construction	591	
Residential Renovation	<u>1,305</u>	
TOTAL RESIDENTIAL		1,896
Commercial New Construction	167	
Commercial Renovation	<u>639</u>	
TOTAL COMMERCIAL		<u>806</u>
TOTAL 2020 PERMIT APPRAISALS		2,702

2020 Building Permit Appraisal Value Summary

Commercial New Construction (Dist #1)	\$112,621,100	
Commercial New Construction (Dist #6)	<u>\$ 53,909,000</u>	
COMMERCIAL NEW CONSTRUCTION		\$166,530,100
Residential New Const. (Dist #1)	\$ 81,784,766	
Residential New Const. (Dist #6)	<u>\$ 38,667,400</u>	
RESIDENTIAL NEW CONSTRUCTION		<u>\$120,452,166</u>
TOTAL NEW CONSTRUCTION		\$286,982,266
Commercial Renovation (Dist #1)	\$ 18,270,300	
Commercial Renovation (Dist #6)	<u>\$ 19,352,100</u>	
COMMERCIAL RENOVATION		\$ 37,622,400
Residential Renovation (Dist #1)	\$ 12,217,200	
Residential Renovation (Dist #6)	<u>\$ 1,017,500</u>	
RESIDENTIAL RENOVATION		<u>\$ 13,234,700</u>
TOTAL RENOVATION		\$ 50,857,100
PERMIT ACTIVITY APPRAISED VALUE		\$ 337,839,366
PERMIT ACTIVITY TAXABLE VALUE		\$ 16,637,683

2021 Fargo Taxable Valuation

The **taxable valuation** is the amount that is considered the *tax base* of the City of Fargo. This accounts for the removal of exempt amounts and represents the net assessed value of all property in the city subject to property taxation.

Taxable valuation is determined by applying an *assessment ratio* of 50% to the net appraised value of all taxable property, and applying a factor based on property class.

$$\text{Assessor's Net Value (less exemptions)} \times 50\% \times \text{Assessment Factor} = \text{Taxable Value}$$

The Assessment Factor is 9% for residential and 10% for all other classes of property.

The following projections of the 2021 taxable valuation of Fargo will vary somewhat from the final amount. Changes will occur between now and when the mill levy is determined in October. An amount, *Adjustments*, has been estimated to allow for those changes. Also, the figure used for *State Assessed Corporations* is an estimate based upon last year's figures. Corporations are utilities such as railroads and pipelines, which are assessed by the State Tax Department.

TOTAL EXPECTED 2021 TAXABLE VALUATION

<u>CLASS</u>	<u>TAXABLE VALUE</u>	<u>% OF TOTAL</u>
Agricultural	\$ 107,505	.
Commercial	\$352,149,715	53.3%
Residential	\$308,176,653	46.6%
Sub Total	\$660,433,873	

(less)

Traditional Tax Increment	\$ 4,520,003	
Credits/Adjustments Estimate	<u>\$ 2,000,000</u>	
Sub Total		(\$ 6,520,003)

(add)

State Assessed Corporations Estimate	<u>\$ 6,868,563</u>	
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2021 PROJECTED NET TAXABLE VALUE - \$660,782,433

2018 Net Taxable Valuation	\$ 623,593,633
Difference	\$ 37,188,800

Projected Increase in Taxable Value - 6.0%

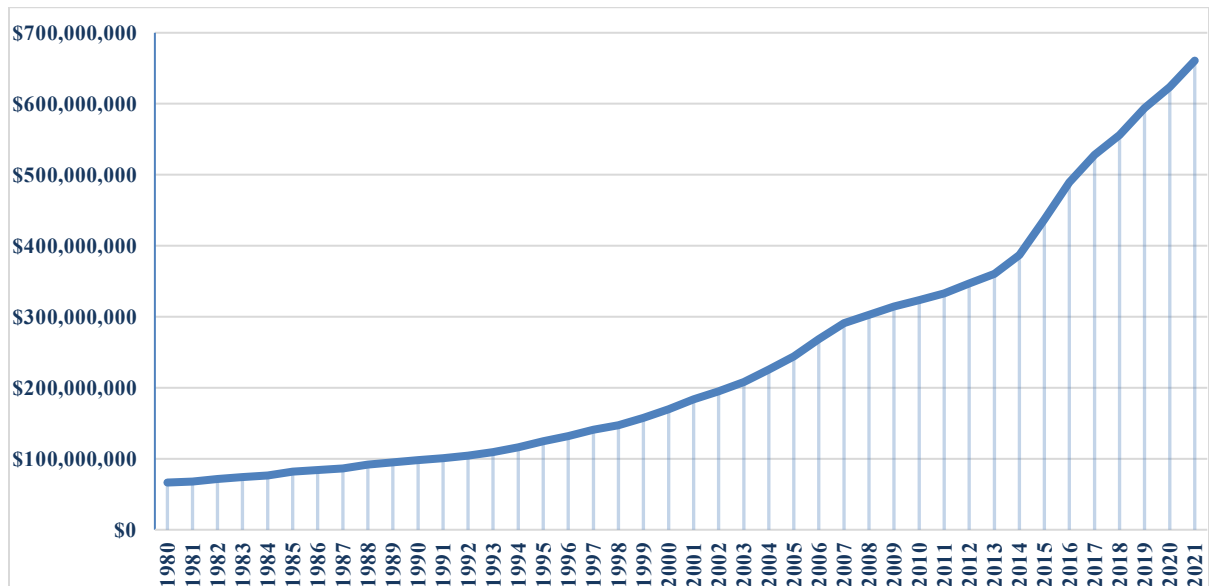
2021 Fargo Taxable Valuation

Following is the recent history of the change in taxable valuation, or tax base, of the City of Fargo along with the current projected amount for 2021.

10 Year Fargo Taxable Value History

Year	Taxable Valuation	% Change
2011	\$332,779,107	2.90%
2012	\$346,750,408	4.20%
2013	\$360,271,576	3.90%
2014	\$387,008,093	7.40%
2015	\$436,837,979	12.90%
2016	\$489,481,255	12.10%
2017	\$527,912,051	7.90%
2018	\$556,125,077	5.30%
2019	\$592,621,464	6.60%
2020	\$623,487,845	5.00%
2021 Est.	\$660,782,433	6.00%

40 Year Fargo Taxable Value History



2021 Fargo Taxable Valuation

These figures are presented only to give an approximation of the anticipated percentage changes in value within tax districts in the City of Fargo. It is difficult to project how adjustments from now and when the mill levies are determined will be distributed among districts. Those adjustments are not included here.

The estimate of total taxable value and overall amount of change from 2020 on page 8 is a more accurate projection.

2021 Projected Fargo Taxable Value By School District Locally Assessed Property

CLASS	2021 Taxable	2020 Taxable	% CHG
Agriculture			
School Dist #1	\$ 55,070	\$ 50,340	9.4%
School Dist #2	\$ 1,745	\$ 1,745	0.0%
School Dist #6	\$ 50,690	\$ 53,095	-4.5%
	\$ 107,505	\$ 105,180	2.2%
Commercial			
School Dist #1	\$ 187,421,785	\$ 173,851,270	7.8%
School Dist #6	\$ 164,727,930	\$ 157,549,195	4.6%
	\$ 352,149,715	\$ 331,400,465	6.3%
Residential			
School Dist #1	\$ 257,006,442	\$ 247,293,636	3.9%
School Dist #2	\$ 10,323	\$ 10,323	0.0%
School Dist #6	\$ 51,159,888	\$ 48,625,209	5.2%
	\$ 308,176,653	\$ 295,929,168	4.1%
Total ISD #1	\$ 444,483,297	\$ 421,195,246	5.5%
Total ISD #6	\$ 215,938,508	\$ 206,227,499	4.7%
Total ISD #2	\$ 12,068	\$ 12,068	0.0%
TOTAL	\$ 660,433,873	\$ 627,434,813	5.3%

2021 Exempt Property

Exempt property falls into two classes in the property tax assessment roll for Fargo; *non-discretionary* and *discretionary* exempt. Discretionary exemptions are granted for reasons such as daycares, economic expansion, or renovation of properties, and are granted at the discretion of the city officials. Non-discretionary exemptions include those for churches, schools and hospitals, and homestead or veterans credits and granted under state law.

Following is a breakdown of exemptions for the 2021 assessment:

2021 Change In Amount of Discretionary Exemptions

TYPE	2020	2021	% Change
Residential New Const (OWNER)	\$72,120,700	\$79,045,800	9.60%
Affordable Housing Exemption (PILOT)	\$20,902,200	\$16,260,200	-22.21%
Remodeling	\$21,524,300	\$22,435,600	4.23%
New Industry/PILOT	\$184,847,800	\$191,411,000	3.55%
Renaissance Zone	\$71,685,900	\$136,699,700	90.69%
Day Care	\$22,615,400	\$24,510,100	8.38%
TOTALS	\$393,696,300	\$470,362,400	19.47%

2021 Change In Amount of Non-Discretionary Exemptions

TYPE	2020	2021	% Change
Wheelchair/Blind	\$7,711,800	\$7,933,200	2.87%
Fire Protection	\$34,032,900	\$34,194,400	0.47%
Parking Structures	\$12,310,400	-	-100.00%
Group Homes	\$3,576,000	\$3,606,300	0.85%
Charitable	\$745,707,800	\$840,662,500	12.73%
Religious	\$203,208,600	\$202,703,100	-0.25%
Athletic/Educational	\$44,869,400	\$49,389,100	10.07%
Religious Schools/Colleges	\$2,107,400	\$2,107,400	0.00%
TOTALS	\$1,053,524,300	\$1,140,596,000	8.26%

2021 Exempt Assessed Properties

TYPE	2020	2021	% Change
Exempt Assessed	\$ 1,706,978,000	\$ 1,887,100,900	10.55%

2021 Change In Amount Homestead/Vets Credit

TYPE	2020	2021	% Change
Homestead/Veterans Credit	\$113,946,894	\$120,226,996	5.51%

2021 Traditional Tax Increment Financing

Following is the breakdown of the current traditional tax increment financing projects in Fargo. Tax amounts are estimates based on current 2021 valuations and the most recent (2020) mill levy

	<u>Current Value</u>	<u>Base Value</u>	<u>Total Tax</u>	<u>Base Tax</u>	<u>Increment Tax</u>
Great Northern	\$1,424,200	\$284,700	\$19,762	\$3,950	\$15,811
Horse Park	\$14,288,000	\$86,040	\$188,123	\$1,133	\$186,990
Bdwy St & Bristol	\$7,217,200	\$408,100	\$95,355	\$5,427	\$89,928
FM Development I	\$2,633,000	\$208,080	\$36,535	\$2,887	\$33,647
Feder	\$2,385,600	\$316,980	\$33,102	\$4,398	\$28,704
FM Development II	\$4,254,000	\$334,140	\$59,027	\$4,636	\$54,391
Butler Business Park	\$16,360,200	\$2,117,700	\$215,407	\$27,883	\$187,524
710 Lofts	\$1,835,800	\$163,400	\$25,473	\$2,267	\$23,206
Roberts St. Ramp	\$1,312,000	\$236,000	\$18,205	\$3,275	\$14,930
Block 9	\$30,897,100	\$4,367,089	\$417,516	\$60,499	\$357,017
Junction 9 Apartments	\$2,636,800	\$1,011,000	\$36,587	\$14,028	\$22,559
Mercantile	\$12,371,900	\$1,576,300	\$171,669	\$21,872	\$149,797
Roers/Newman A	\$2,563,000	\$449,000	\$35,487	\$6,154	\$29,333
Roers/Newman B	\$4,932,000	\$533,000	\$68,392	\$7,353	\$61,039
RiverFront	\$60,807,100	\$63,200,000	\$829,994	\$850,679	(\$20,685)
GRAND TOTAL	\$165,917,900	\$12,091,529	\$1,420,640	\$165,763	\$1,254,877

TIF INCREMENTAL TAXABLE VALUE (0.68% of projected tax base)

TAX INCREMENT FINANCING (Incremental) VALUES

	<u>Appraised Value</u>	<u>School</u>	<u>Taxable Value</u>	<u>Commercial</u>	<u>Residential</u>
Great Northern	\$1,139,500	1	\$56,975	\$56,975	
Horse Park	\$14,201,960	6	\$710,098	\$710,098	
Bdwy St & Bristol	\$6,809,100	1	\$324,049	\$174,622	\$149,427
FM Development I	\$2,424,920	1	\$121,246	\$121,246	
Feder	\$2,068,620	1	\$103,431	\$103,431	
FM Development II	\$3,919,860	1	\$195,993	\$195,993	
Butler Business Park	\$14,242,500	6	\$712,125	\$712,125	
710 Lofts	\$1,672,400	1	\$83,620	\$83,620	
Roberts St. Ramp	\$1,076,000	1	\$53,800	\$53,800	
Block 9	\$26,530,011	1	\$1,286,483	\$926,315	\$360,168
Barrett St. Apartments	\$1,625,800	1	\$81,290	\$81,290	
Mercantile	\$12,371,900	1	\$539,780	\$539,780	
Roers/Newman A	\$2,114,000	1	\$105,700	\$105,700	\$0
Roers/Newman B	\$4,399,000	1	\$219,950	\$219,950	\$0
Riverfront	(\$2,392,900)	1	(\$74,537)	\$331,325	(\$405,862)
GRAND TOTAL	\$92,202,671		\$4,520,003	\$4,416,270	\$103,733

2020 Major Taxpayers

Following is a list of major taxpayers in Fargo as of the most recent levied tax. They are ranked in order of the appraised value of the respective properties:

#	<u>Taxpayer</u>	<u>Type</u>	<u>2020 Value</u>
1	Sterling Properties (Previously INREIT)	Comm,Apts	\$ 204,763,900
2	Sanford/Meritcare	Medical	\$ 137,774,700
3	West Acres Development Co.	Retail	\$ 118,710,200
4	Dakota UPREIT	Apartment	\$ 79,883,800
5	Comstock Land, Holdings, & Services	Real Estate	\$ 70,940,200
6	Matrix Properties	Comm, Apts, Res,	\$ 63,701,600
7	Great Plains Software	Commercial	\$ 59,645,000
8	Innovis Health	Medical	\$ 55,860,400
9	R & B Apartments	Apartments	\$ 51,974,800
10	Wal-Mart Real Estate Business Trust	Retail	\$ 49,160,300

For comparison, below is the list from 2010.

#	<u>Taxpayer 2010</u>	<u>Types</u>	<u>2010 Value</u>
1	INREIT Properties	Comm,Apts	\$107,358,900
2	West Acres Development Co.	Retail	\$83,842,000
3	Matrix Properties	Comm, Apts, Res,	\$51,321,300
4	Meritcare (Sanford Health 2011)	Medical	\$49,336,000
5	Osgood	Comm/Res/Apart	\$42,038,700
6	R & B Development LLP	Apartment	\$38,987,200
7	Innovis Health	Medical	\$36,401,300
8	Van Raden Properties / RCV Ltd Ptshp	Comm, Apts, Res	\$32,039,800
9	JPR Investments LLC	Commercial	\$30,739,200
10	Wal-Mart Real Estate Business Trust	Retail	\$29,756,500

Major North Dakota City Comparison

Population / Taxable Value Comparison

City	Population	2020 Taxable Value
Fargo (School District #1)	124,844	\$660,782,433
Bismarck	72,417	\$410,774,405
Grand Forks	56,948	\$238,013,072
Minot	47,370	\$212,177,545
West Fargo	40,988	\$187,772,574
Williston	33,000	\$142,000,000
Dickinson	25,000	\$120,129,473
Mandan	22,752	\$99,162,857
Jamestown	15,226	\$48,743,334
Wahpeton	7,792	\$19,945,166
Devils Lake	7,500	\$20,078,059
Valley City	6,380	\$19,339,035

Mill Levy / Property Tax Comparison

	2020 Total	2020 City	Est. Tax \$125,000	Effective Tax Rate Residential	Est. Tax \$125,000 Commercial	Effective Tax Rate Commercial
CITY	Mill Levy	Mill Levy	Residential			
Williston	194.69	36.52	\$1,095	0.80%	\$1,217	1.00%
Dickinson	243.93	63.44	\$1,372	1.10%	\$1,524	1.20%
Bismarck	244.94	68.70	\$1,378	1.10%	\$1,531	1.20%
Mandan	269.10	63.00	\$1,514	1.20%	\$1,682	1.40%
Fargo (School Dist #1)	292.12	53.00	\$1,643	1.32%	\$1,826	1.46%
West Fargo	299.91	77.47	\$1,687	1.35%	\$1,874	1.50%
Grand Forks	317.82	97.87	\$1,698	1.35%	\$1,887	1.51%
Devils Lake	320.63	91.09	\$1,803	1.40%	\$2,004	1.60%
Valley City	323.29	72.39	\$1,819	1.46%	\$2,021	1.60%
Jamestown	324.64	117.95	\$1,826	1.46%	\$2,029	1.62%
Minot	332.32	119.95	\$1,869	1.50%	\$2,077	1.66%
Wahpeton	365.03	93.21	\$2,053	1.60%	\$2,281	1.80%

Legislative Tax Relief

Homestead Program

Provides a reduction in taxable value for qualifying homeowners.

- One homeowner must be 65 years of age or older
- Income must not exceed \$42,000 after deducting eligible medical expenses.
- Total assets under \$500,000, including the homestead
- Maximum homestead reduction on \$125,000 of value, or \$5,625 in taxable value.

Computing the Credit for Homeowners

28. The property tax credit is given in the form of reduced property tax assessment.

29. The credit applies directly to the taxable value of the homestead. The maximum credit allowed beginning with the 2016 assessment is calculated as follows:

If the applicant's income is		Taxable value is reduced by	Maximum reduction
\$ 0	22,000	100%	\$5,625
22,001	26,000	80%	4,500
26,001	30,000	60%	3,375
30,001	34,000	40%	2,250
34,001	38,000	20%	1,125
38,001	42,000	10%	563

30. The Senior Citizens or Disabled Persons Property Tax Credit is subject to adjustment, equalization, and abatement in the same manner as other real property tax assessments.

Calculations: Various Scenarios (Assume all applicants qualify)

31. Facts: Taxable Value (TV) of homestead for 2016 is greater than \$5,625. Applicant's income provides an 80% homestead credit.

Taxable Value (TV) of homestead		\$ 8,775
Maximum TV credit allowed	\$ 5,625	
x Applicant's interest in property (100%)	x 1.00	
TV of credit allowed for 100% interest	\$ 5,625	
x Homestead credit allowed (80%)	x .80	
TV of credit		- 4,500
TV of homestead after homestead credit		
(\$8,775 - \$4,500)		\$ 4,275

G-4

PAGE 4

WWW.ND.GOV/TAX | PROPERTYTAX@ND.GOV
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701.328.3127 | HEARING/SPEECH IMPAIRED: 800.366.6888

ND Tax
NORTH DAKOTA

Example					
	True & Full Value	Assessed	Taxable	Mill	Est Taxes
	\$195,000	\$97,500	\$8,775	.29212	\$2,563
Homestead Credit			-\$4,500		\$1,249

Legislative Tax Relief

Disabled Veterans Credit

Provides a reduction in taxable value for qualifying homeowners.

- Applicant must have military service related disability of 50% or more determined by DVA
- Must have honorable discharge
- No income or asset restrictions
- Maximum veterans credit of \$6,750
- Unremarried surviving spouse of disabled vet can receive the credit.
- Can be coupled with homestead credit with income and asset eligibility
- Calculated similar to the homestead credit, with the level of disability being a factor of the credit.

Example					
	True & Full Value	Assessed	Taxable	Mill	Est Taxes
	\$195,000	\$97,500	\$8,775	.29212	\$2,563
Veterans Credit			-\$6,750		\$591

Homestead Credit for Special Assessments

Provides a reduction to the special assessments paid for homeowners who qualify for homestead.

- Must qualify for homestead credit (income and assets)
- Annual application to the county
- Maximum credit of \$6,000
- Creates a lien on the property payable to the state

Appeals

- Property owners who wish to appeal their value may do so by contacting our office.
- An appraiser will look at the property information and verify the accuracy of the data. In some cases, a physical review may be necessary.
- A market analysis of the property is performed for value. We may ask for the basis of the appeal, whether it is an appraisal or other market evidence. An analysis of comparability with other similar properties is performed for uniformity.
- A determination is made based on the findings.
- A formal abatement may be filed with Cass County for certified values up to two years prior, until Nov 1.